

Zoning & Subdivision Report

Planning & Development Department ~ 417/864-1611
840 Boonville Avenue ~ Springfield, Missouri 65801

ZONING ORDINANCE AMENDMENT: MULTI-FAMILY DISTRICTS AMENDMENT

DATE: February 17, 2010

PURPOSE: To amend the permitted uses section of multi-family districts (Sections 4-1200, 4-1300 and 4-1400) to add the duplex use and reduce its minimum lot area; to amend the minimum distance requirements between multi-family buildings in the Zoning Ordinance.

STAFF COMMENTS:

1. City Council approved a resolution on February 22, 2010, to initiate a text amendment to the Zoning Ordinance to amend the permitted uses section of all multi-family districts to add duplex uses in certain circumstances and reduce the minimum distance requirements between multi-family buildings.
2. The amendment would reduce minimum lot sizes for duplexes in the multi-family districts and allow for a new permitted use for duplexes in R-MD and R-HD as follows:

| | Existing | Proposed |
|------|-----------------------------------|---------------------|
| R-LD | 7,500 sq. ft. | 6,500 sq. ft. |
| R-MD | 7,500 sq. ft. (existing duplexes) | 5,500 sq. ft. (new) |
| R-HD | 7,500 sq. ft. (existing duplexes) | 4,500 sq. ft. (new) |

3. The minimum distance requirements between buildings are eliminated in this proposed amendment. The City is attempting to promote increased density in development activity and the infill of smaller lots for multi-family use. The Building Code will address minimum distances between structures.

FINDINGS:

1. The proposed amendments encourage development activity in lots that are currently too small to develop under the existing ordinance.
2. The proposed amendments will allow for development to occur at increased density.

RECOMMENDATION: Staff recommends **approval**.

STAFF CONTACT PERSON: Mike MacPherson, Principal Planner
417-864-1198

STORM WATER COMMENTS:

No comments or suggestions

SANITARY SEWER COMMENTS:

No issues regarding sanitary sewer.

BUILDING DEVELOPMENT SERVICES COMMENTS:

No issues with the proposed changes.

ATTACHMENT A

PROPOSED MULTI-FAMILY TEXT AMENDMENT

New text is underlined and deleted text is ~~overstruck~~

Section 4-1205. Lot Size Requirements. *(R-LD, Low-Density Multi-Family Residential)*

A. Minimum lot area:

1. Each townhouse on a separate platted lot: Two-thousand-four-hundred (2,400) square feet.
2. Existing single-family-detached dwellings: Five-thousand (5,000) square feet.
3. Duplexes: ~~Seven~~Six-thousand-five-hundred (~~7~~6,500) square feet. (G.O. 4570)
4. Single-family-semi-detached dwellings:
Three-thousand-seven-hundred-fifty (3,750) square feet. (G.O. 4570)
5. All other uses: Eight-thousand-two-hundred-fifth (8,250) square feet.

Section 4-1206. Bulk and Open Space Requirements.

- ~~G. The minimum distance between any two unattached principal buildings shall be thirty (30) feet. Whenever two principal structures are arranged face to face or back to back, the minimum distance shall be fifty (50) feet. The point of measurement shall be the exterior walls of the buildings and does not include balconies, railings or other architectural features.~~

Section 4-1302. Permitted Uses. *(R-MD, Medium-Density Multi-Family Residential)*

A. Multi-family dwellings.

B. Duplexes.

BC. Townhouses.

CD. Single-family-detached dwellings in accordance with *Section 5-2900* (G.O. 5345, 1/26/04)

- DE. ~~Duplex and s~~Single-family-semi-detached dwellings existing at the time the district is mapped. As a conforming use, ~~duplex and single-family-semi-detached~~ dwellings can be expanded or, if destroyed, replaced with another dwelling of the same type within eighteen (18) months of being destroyed. (G.O. 5345, 1/26/04)
- EF. Accessory apartments in owner-occupied-single-family-detached dwellings, in accordance with *Section 5-2400*.
- FG. Accessory Uses, as permitted by *Section 5-1000*.
- GH. Churches and other places of worship, including parish houses and Sunday schools, but excluding emergency shelters and temporary outdoor revivals. (G.O. 4519) (G.O. 5471, 06/27/05)
- HI. Clubhouses associated with any permitted use.
- IJ. Day care homes in accordance with *Chapter 36, Article XI, Springfield City Code*. (G.O. 4570) (G.O. 5127, 10/29/01) (G.O. 5425, 11/15/04)
- JK. Group homes, custodial.
- KL. Home occupation uses, as permitted by *Section 5-1100*.
- LM. Police and fire stations.
- MN. Public and private parks, playgrounds, and golf courses, excluding miniature golf courses and driving ranges.
- NO. Schools, elementary and secondary, and schools or development centers for elementary- and secondary-school-age children with handicaps or development disabilities, on a minimum of five (5) acres of land.
- OP. Temporary uses, as permitted by *Section 5-1200*.
- PQ. Zero-lot-line construction, in accordance with *Section 3-3200*.
- QR. Noncommercial, not-for-profit residential neighborhood facilities, including indoor and outdoor recreational facilities, community centers, offices of property owners associations and maintenance facilities operated by a neighborhood or community organization or a property owners association in accordance with the provisions of *Subsection 5-2700*. (G.O. 4759, 11/10/97)
- RS. Transitional housing for multifamily use. (G.O. 4763, 12/15/97)

ST. Tier I and II wireless facilities in accordance with *Section 5-2600*. (G.O. 5094, 7/9/01)

Section 4-1305. Lot Size Requirements.

A. Minimum lot area:

1. Each townhouse on a separate platted lot: Two-thousand (2,000) square feet.
2. Existing single-family-detached dwellings: Five-thousand (5,000) square feet.
3. ~~Existing d~~Duplexes: ~~Seven~~Five-thousand-five-hundred (75,500) square feet.
4. Existing single-family-semi-detached dwellings:
Three-thousand-seven-hundred-fifty (3,750) square feet.
5. All other uses: Fifteen-thousand (15,000) square feet.

Section 4-1306. Bulk and Open Space Requirements.

~~G. The minimum distance between any two unattached principal buildings shall be thirty (30) feet. Whenever two principal structures are arranged face to face or back to back, the minimum distance shall be fifty (50) feet. The point of measurement shall be the exterior walls of the buildings and does not include balconies, railings or other architectural features.~~

Section 4-1402. Permitted Uses.

(R-HD, High-Density Multi-Family Residential)

- A. Multi-family dwellings.
- B. Duplexes.
- BC. Townhouses.
- ~~C~~D. Single-family-detached dwellings in accordance with *Section 5-2900* (G.O. 5345, 1/26/04)
- ~~D~~E. ~~Duplex and s~~Single-family-semi-detached dwellings existing at the time the district is mapped. As a conforming use, duplex and single-family-semi-detached dwellings can be expanded or, if destroyed,

replaced with another dwelling of the same type within eighteen (18) months of being destroyed. (G.O. 5345, 1/26/04)

- EF. Accessory apartments in owner-occupied-single-family-detached dwellings, in accordance with *Section 5-2400*.
- FG. Accessory Uses, as permitted by *Section 5-1000*.
- GH. Bed and breakfasts.
- HI. Boarding, rooming, and lodging houses.
- IJ. Churches and other places of worship, including parish houses and Sunday schools, but excluding emergency shelters and temporary outdoor revivals. (G.O. 4519) (G.O. 5471, 06/27/05)
- JK. Clubhouses associated with any permitted use.
- KL. Day care homes in accordance with *Chapter 36, Article XI, Springfield City Code*. (G.O. 4570) (G.O. 5425, 11/15/04)
- LM. Group homes, custodial.
- MN. Home occupation uses, as permitted by *Section 5-1100*.
- NO. Police and fire stations.
- OP. Public and private parks, playgrounds, and golf courses, excluding miniature golf courses and driving ranges.
- PQ. Schools, elementary and secondary, and schools or development centers for elementary- and secondary-school-age children with handicaps or development disabilities, on a minimum of five (5) acres of land.
- QR. Temporary uses, as permitted by *Section 5-1200*.
- RS. Zero-lot-line construction, in accordance with *Section 3-3200*.
- ST. Noncommercial, not-for-profit residential neighborhood facilities, including indoor and outdoor recreational facilities, community centers, offices of property owners associations and maintenance facilities operated by a neighborhood or community organization or a property owners association in accordance with the provisions of *Subsection 5-2700*. (G.O. 4759, 11/10/97)

~~TU.~~ Transitional housing for multifamily use. (G.O. 4763, 12/15/97)

~~UV.~~ Tier I and II wireless facilities in accordance with *Section 5-2600*. (G.O. 5094, 7/9/01)

~~VW.~~ Orphanages. (G.O. 5127, 10/29/01)

Section 4-1405. Lot Size Requirements.

A. Minimum lot area:

1. Each townhouse on a separate platted lot: Two-thousand (2,000) square feet.
2. Existing single-family-detached dwellings: Five-thousand (5,000) square feet.
3. ~~Existing d~~Duplexes: ~~Seven~~Four-thousand-five-hundred (74,500) square feet.
4. Existing single-family-semi-detached dwellings:
Three-thousand-seven-hundred-fifty (3,750) square feet.
5. All other uses: Fifteen-thousand (15,000) square feet.

Section 4-1406. Bulk and Open Space Requirements.

- ~~G. — The minimum distance between any two unattached principal buildings shall be thirty (30) feet. Whenever two principal structures are arranged face to face or back to back, the minimum distance shall be fifty (50) feet. The point of measurement shall be the exterior walls of the buildings and does not include balconies, railings or other architectural features.~~